066.0	0002	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	926,400	/	926,400
USE VALUE:	926,400	/	926,400
ASSESSED:	926,400	/	926,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHOENIX GREGORY M & SARAH
Owner 2:	
Owner 3:	
Street 1:	22 VICTORIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORAN MICHAEL J -
Owner 2:	MORAN LINDSAY SANTINI -
Street 1:	22 VICTORIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,045 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Exterior and 2731 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7045.000	480,100	4,400	441,900	926,400
Total Card	0.162	480,100	4,400	441,900	926,400
Total Parcel	0.162	480,100	4,400	441,900	926,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.22 | /Parcel: 339.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	42180
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0002-0004.0

!5657!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	480,100	4400	7,045.	441,900	926,400	926,400	Year End Roll	12/18/2019
2019	101	FV	384,900	4400	7,045.	410,400	799,700	799,700	Year End Roll	1/3/2019
2018	101	FV	383,800	4400	7,045.	410,400	798,600	798,600	Year End Roll	12/20/2017
2017	101	FV	383,800	4400	7,045.	359,900	748,100	748,100	Year End Roll	1/3/2017
2016	101	FV	332,400	4400	7,045.	328,300	665,100	665,100	Year End	1/4/2016
2015	101	FV	295,500	4400	7,045.	290,400	590,300	590,300	Year End Roll	12/11/2014
2014	101	FV	295,500	4400	7,045.	274,600	574,500	574,500	Year End Roll	12/16/2013
2013	101	FV	293,300	4400	7,045.	261,400	559,100	559,100		12/13/2012

PRINT

Date	Time
12/10/20	20:30:58

LAST REV

Date	Time
09/27/18	10:46:54
apro	

PAT ACCT. 5657

USER DEFINED

Prior Id # 1:	42180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN MICHAEL J	67419-500		6/13/2016		1,040,000	No	No		
MORAN MICHAEL J	55987-520		12/6/2010	Convenience	1	No	No		Virginia T Moral d.o.d. 1/4/2007 bk 67419 pg
MORAN MICHAEL J	54212-345		1/27/2010	Family	1	No	No		
MORAN MICHAEL J	44833-239		3/18/2005	Family	1	No	No		
MORAN JOHN J &	33893-358		10/24/2001	Family	400,000	No	No		
	7997-276		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2012	1224	Manual	15,000	C				
12/1/2011	1565	Dormers	19,000	C				ADD DORMER OFF BAC
8/27/2002	732	Inter Fi	41,000	O		G4	GR FY04	REM KIT/BATH-REPAI

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
7/29/2013	Measured	JBS	JOHN S
4/16/2013	Info Fm Prmt	EMK	Ellen K
6/5/2012	Info Fm Prmt	BR	B Rossignol
4/9/2009	Measured	372	PATRIOT
10/6/1999	Meas/Inspect	267	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7045		Sq. Ft.	Site		0	70.	0.90	12									441,946						441,900	

Total AC/HA:	0.16173	Total SF/SM:	7045	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	441,946	Spl Credit		Total:	441,900

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09388077
Const Adj.:	0.98920619
Adj $ / SQ:	135.259
Other Features:	121958
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538212
Depreciation:	58127
Depreciated Total:	480085

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

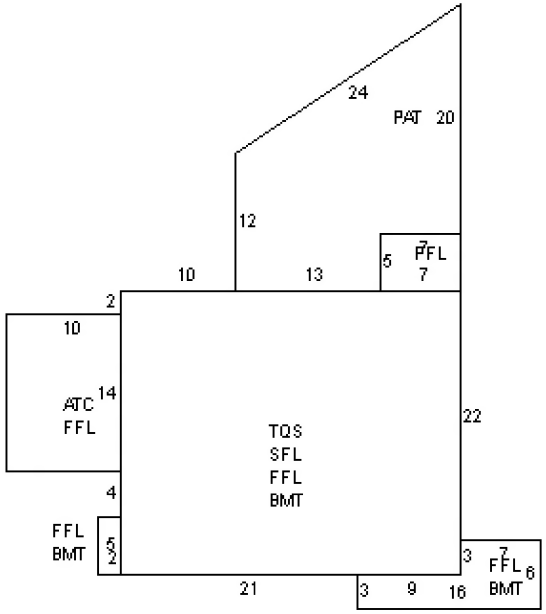
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.79
Special Features:	0	Val/Su Net:	136.01
Final Total:	480100	Val/Su SzAd	202.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,004	135.260	135,800
BMT	Basement	829	55.790	46,254
SFL	Second Floor	750	135.260	101,444
TQS	3/4 Story	563	135.260	76,083
PAT	Patio	335	3.330	1,117
ATC	Attic	49	135.260	6,628

Net Sketched Area:	3,530			Total:	367,326
Size Ad	2365.5	Gross Are	3808	FinArea	2731

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:	Total: 4,400